



Shellee Haines

PRINCIPAL BROKER

435-229-2522

4617 S Pioneer Rd. suite 100 | St. George, UT, 84790

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190 E Center Street, Ivins, UT

±1.80 ACRE | COMMERCIAL GROUND LEASE

EXECUTIVE SUMMARY

Position your business in one of Southern Utah's fastest-growing commercial corridors with this exceptional 1.80± acre ground lease opportunity in the heart of Ivins. Situated on a prominent corner at a major roundabout, the property offers outstanding visibility, easy access, and excellent frontage to capture high daily traffic.

Comprised of two commercially zoned parcels, the site offers flexible ground lease and build-to-suit opportunities designed to accommodate a wide variety of commercial uses. Whether you're planning a restaurant, coffee shop, medical office, retail center, financial institution, fitness studio, boutique grocery, pharmacy, or other specialty commercial development, this location provides the flexibility and exposure to help your business thrive.

Surrounded by rapidly expanding residential communities and serving the growing populations of Ivins, Kayenta, and the Greater St. George area, this premier development site offers strong demographics, increasing consumer demand, and exceptional long-term growth potential.



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PROPERTY HIGHLIGHTS – PRIME COMMERCIAL LOT

- Prime hard corner location at a highly visible major roundabout
- Two commercially zoned parcels (I-41-B & I-41-A-1)
- Exceptional frontage and exposure to strong daily traffic
- Flexible ground lease and build-to-suit options
- Located in rapidly growing Ivins, Utah
- Serves Ivins, Kayenta & the Greater St. George market
- Ideal for: Restaurants & drive-thrus, Coffee shops, Medical & professional offices, Financial institutions, retail centers, boutique grocery & pharmacy, and so much more!
- Utilities available (buyer/tenant to verify)
- Surrounded by expanding residential neighborhoods
- Outstanding long-term growth and investment potential



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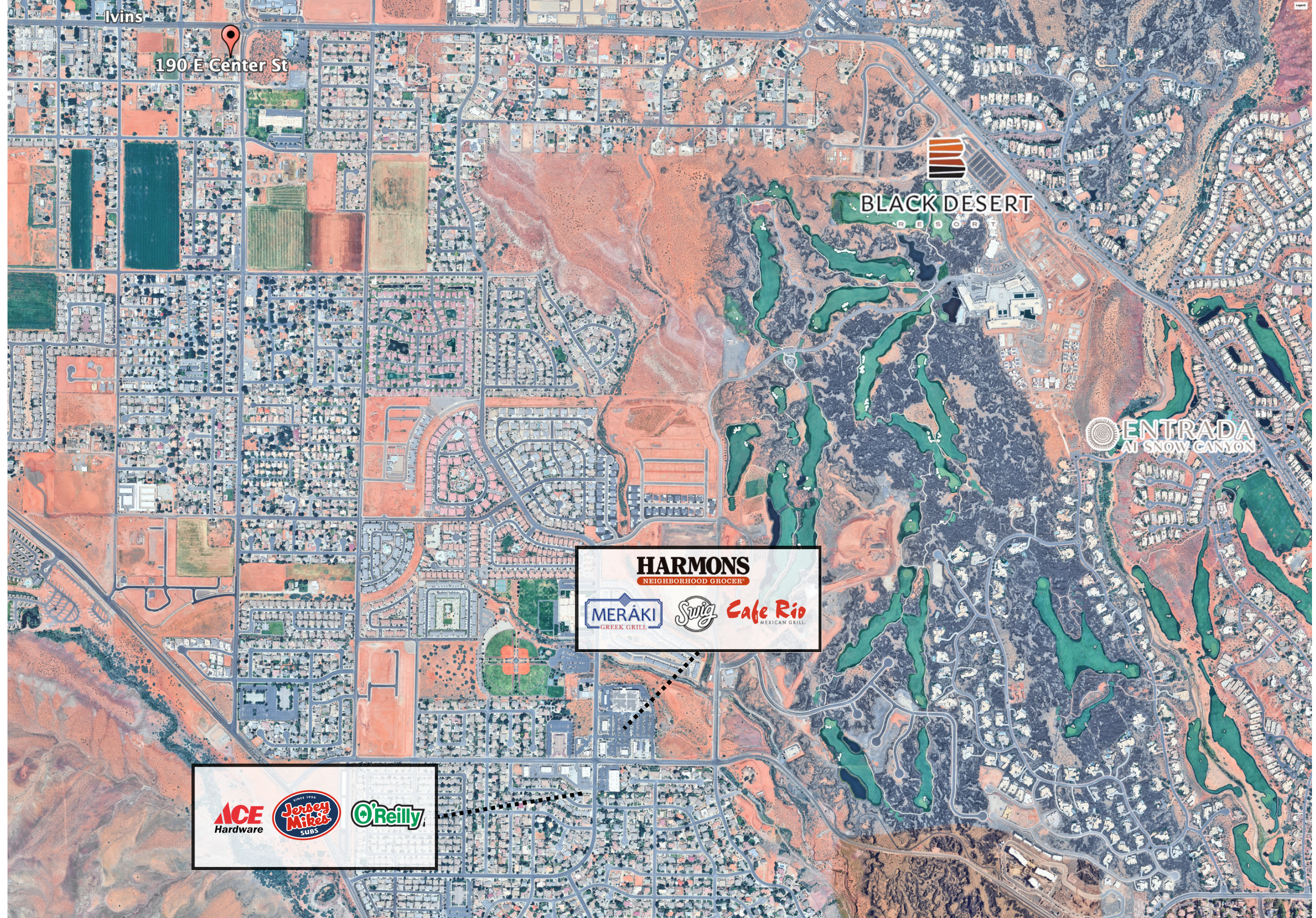
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